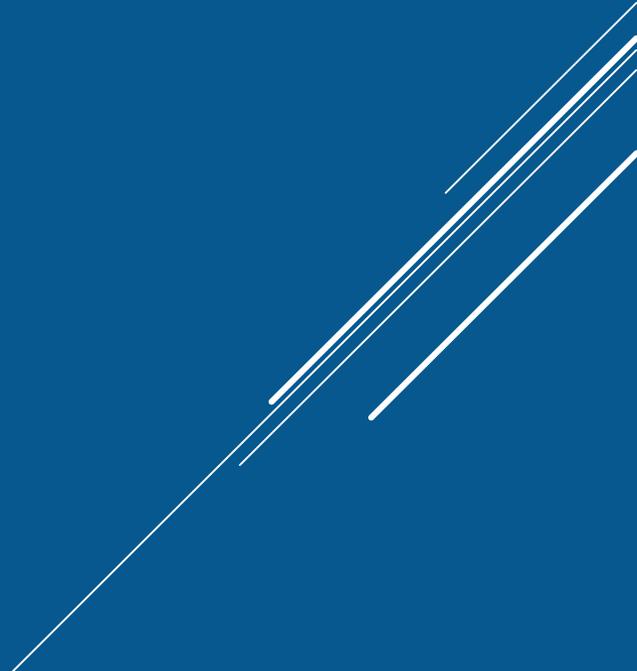

Hawes Crossing Development

City Council Study Session
January 27, 2020

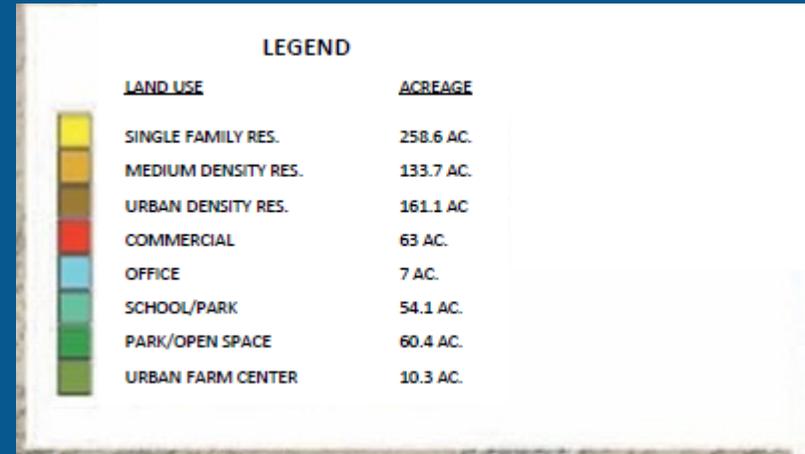
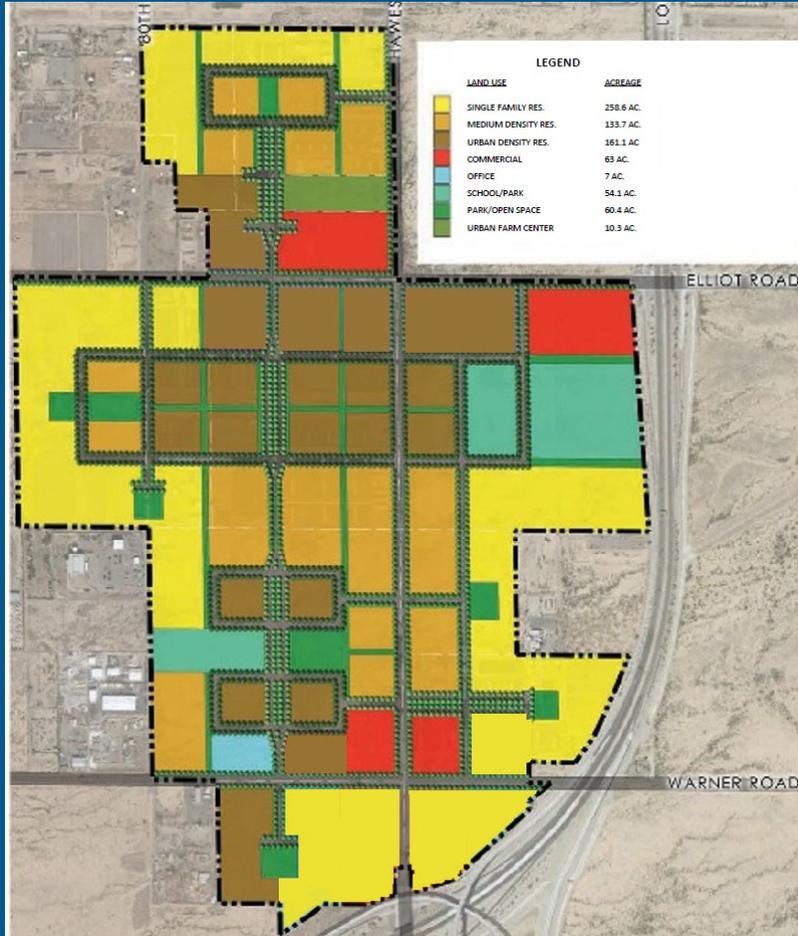
Nana Appiah
Planning Director
City of Mesa



Initial Plan

“Hawes Crossing”

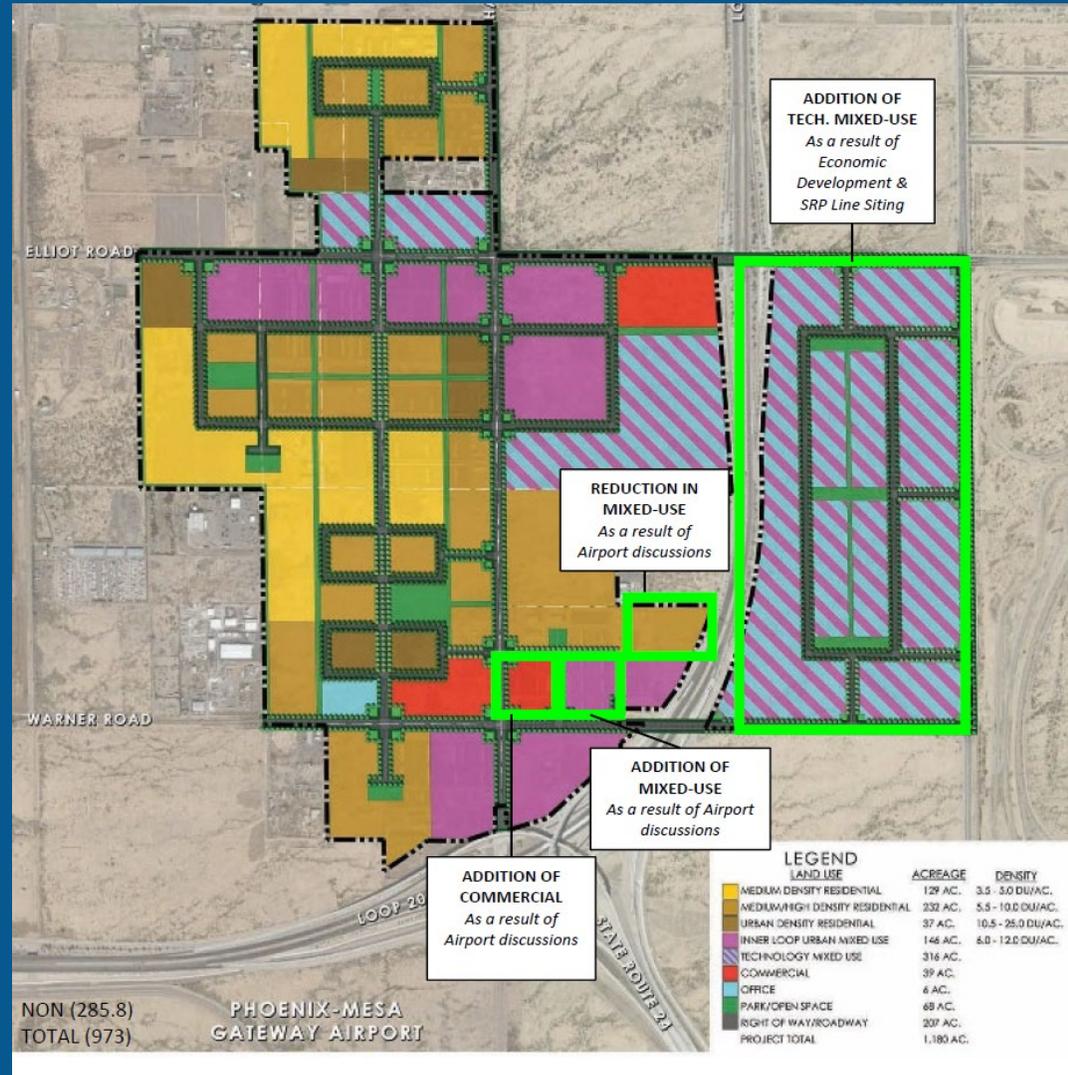
Planned Area Development (PAD)



Initial Plan

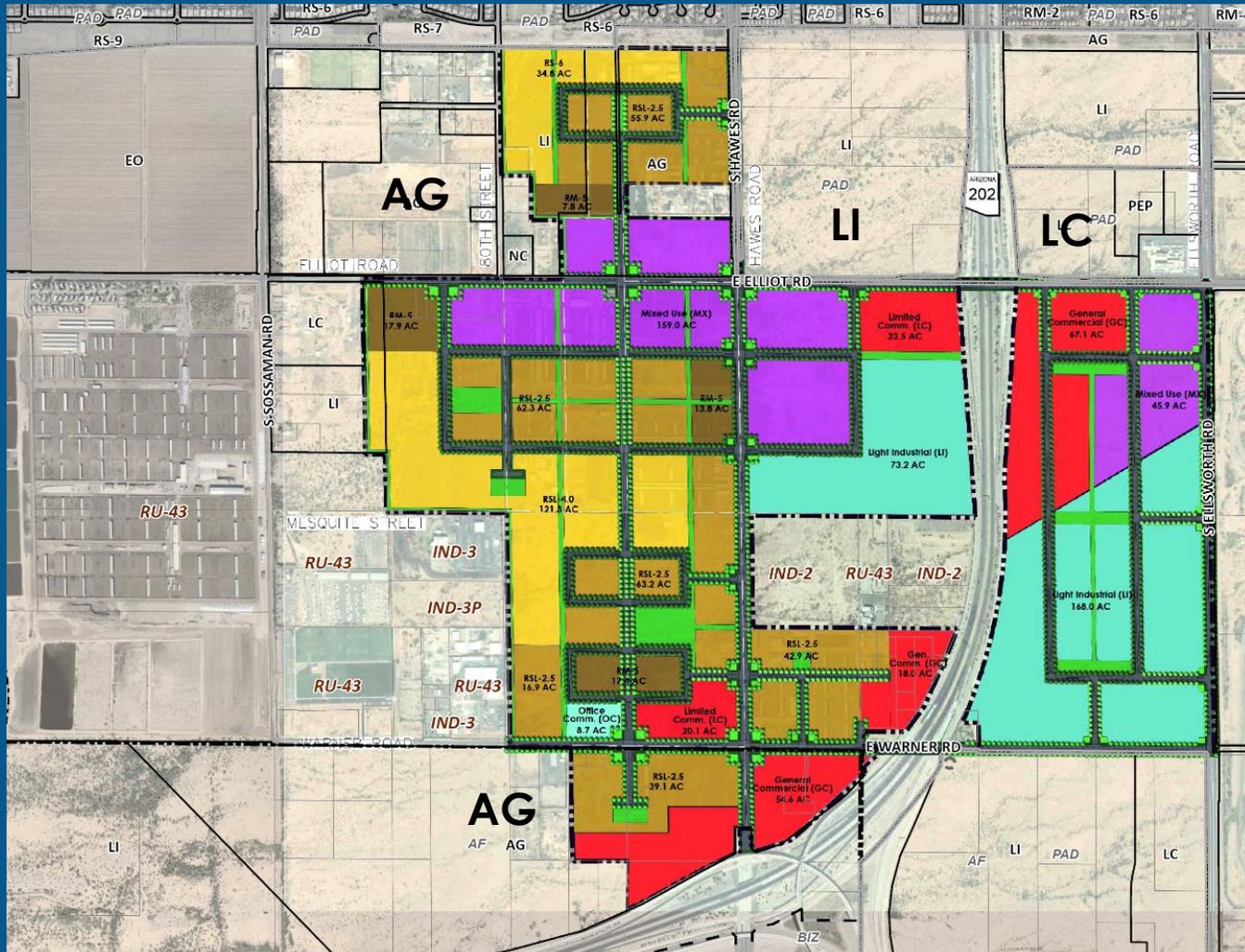
“Hawes Crossing”

Planned Area Development (PAD)



LAND USE	ACREAGE	DENSITY
MEDIUM DENSITY RESIDENTIAL	129 AC.	3.5 - 5.0 DU/AC.
MEDIUM/HIGH DENSITY RESIDENTIAL	232 AC.	5.5 - 10.0 DU/AC.
URBAN DENSITY RESIDENTIAL	37 AC.	10.5 - 25.0 DU/AC.
INNER LOOP URBAN MIXED USE	146 AC.	6.0 - 12.0 DU/AC.
TECHNOLOGY MIXED USE	316 AC.	
COMMERCIAL	39 AC.	
OFFICE	6 AC.	
PARK/OPEN SPACE	68 AC.	
RIGHT OF WAY/ROADWAY	207 AC.	
PROJECT TOTAL	1,180 AC.	

“Hawes Crossing” Planned Area Development (PAD)



LEGEND

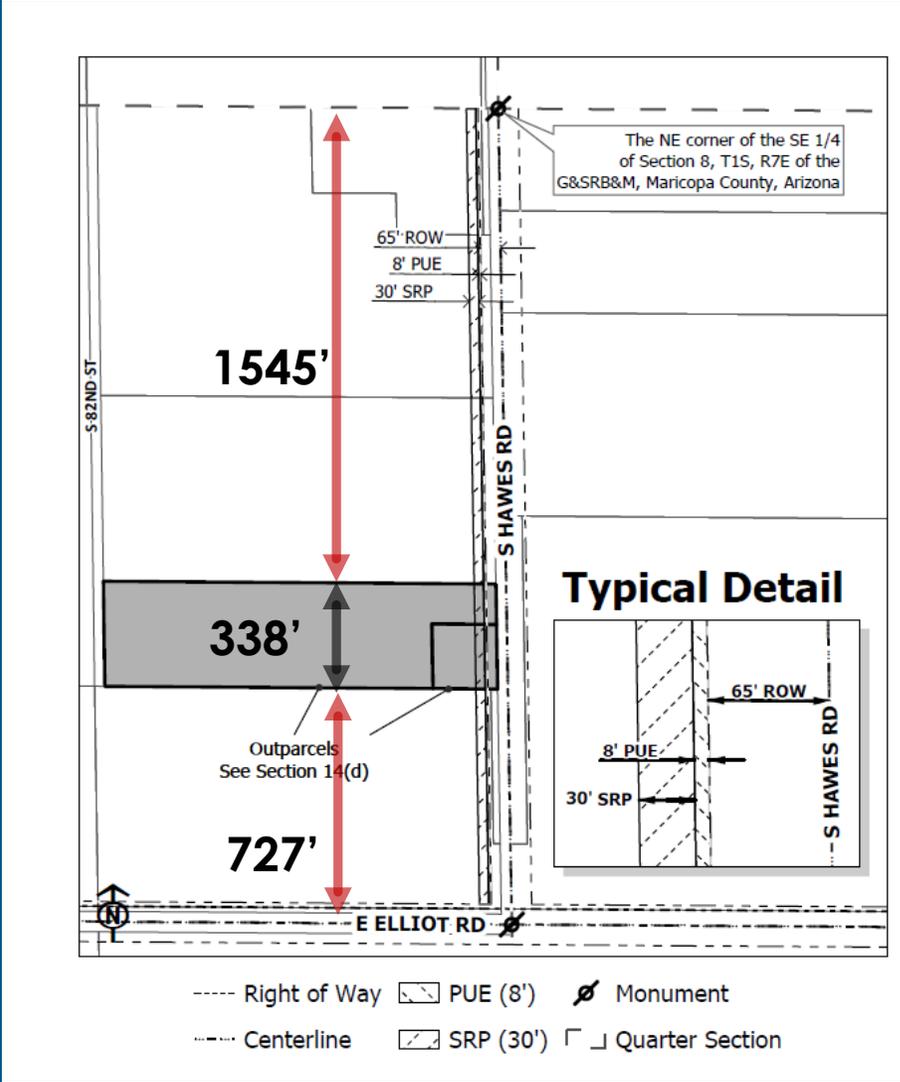
PROJECT BOUNDARY



ZONING CATEGORIES

-  RS-6 & RSL-4.0
-  RSL-2.5
-  RM-5
-  MIXED USE (MX)
-  LIGHT INDUSTRIAL (LI)
-  LIMITED COMMERCIAL (LC) & GENERAL COMMERCIAL (GC)
-  OFFICE (OC)
-  PARK/OPEN SPACE
-  RIGHT OF WAY/ROADWAY

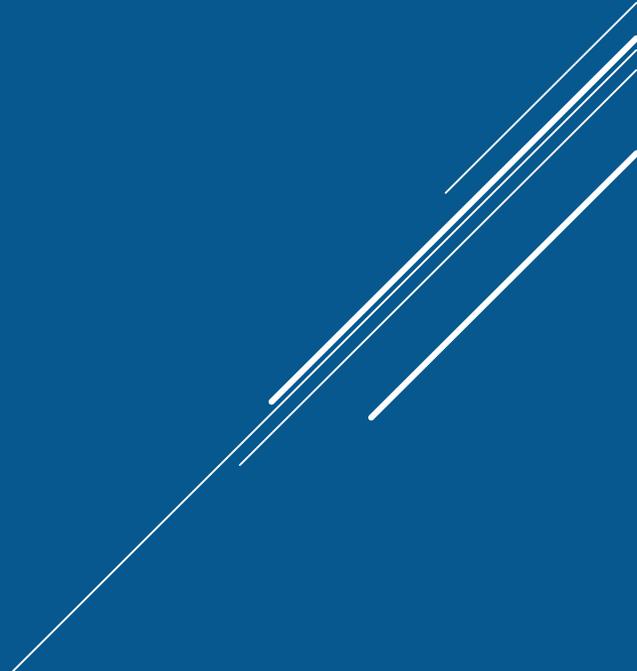
“Hawes Crossing” Utility Easement



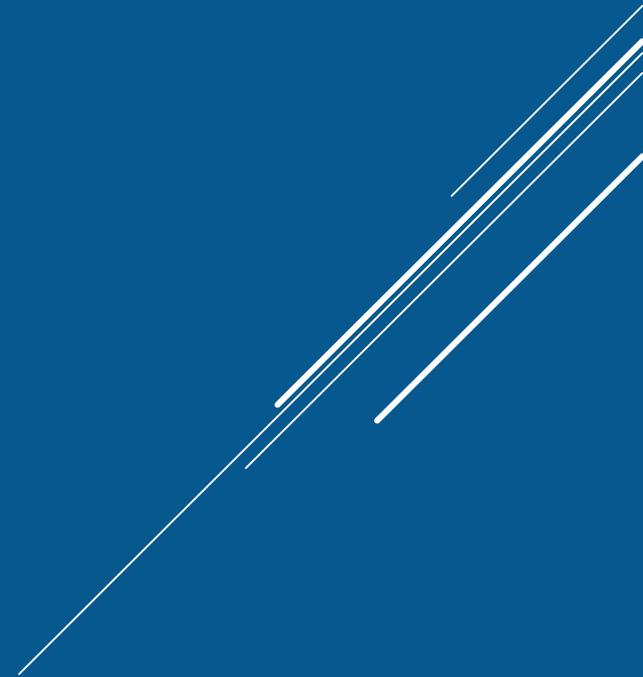
Airport Compatibility (Additional Requirements)

- Placement of airport wayfinding signage at arterial intersections within the PAD Area
 - Signage may include a visual depiction of an image of an aircraft
 - Include the Phoenix-Mesa Gateway airport's aviation notice language and public disclosure map in the CC&R's for the PAD Area
 - Signage on leasing and sales office areas that the property is within an Overflight Area
- 

Next Steps

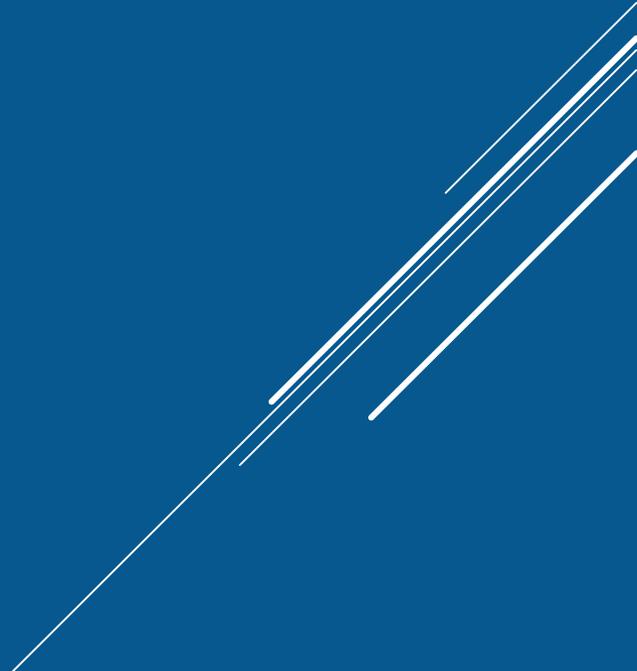
- 2/10 City Council Introduction
 - 2/24 City Council Action
- 

QUESTIONS/DISCUSSION

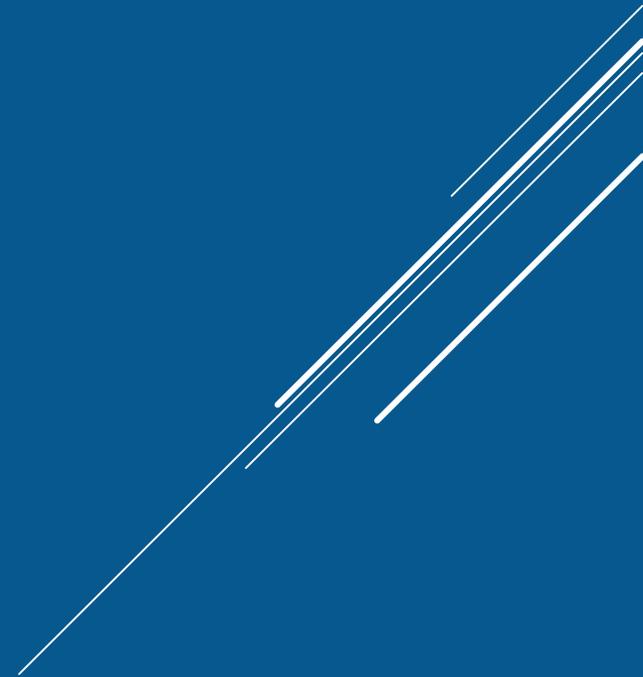


General Development Standards

Conditions of Approval:

- Avigation Easements
 - Notifications to Buyers
 - Disclosures notes on final subdivision plats
 - Signage on leasing and sales office areas
 - Noise mitigations measures
- 

Hawes Crossing Annexation



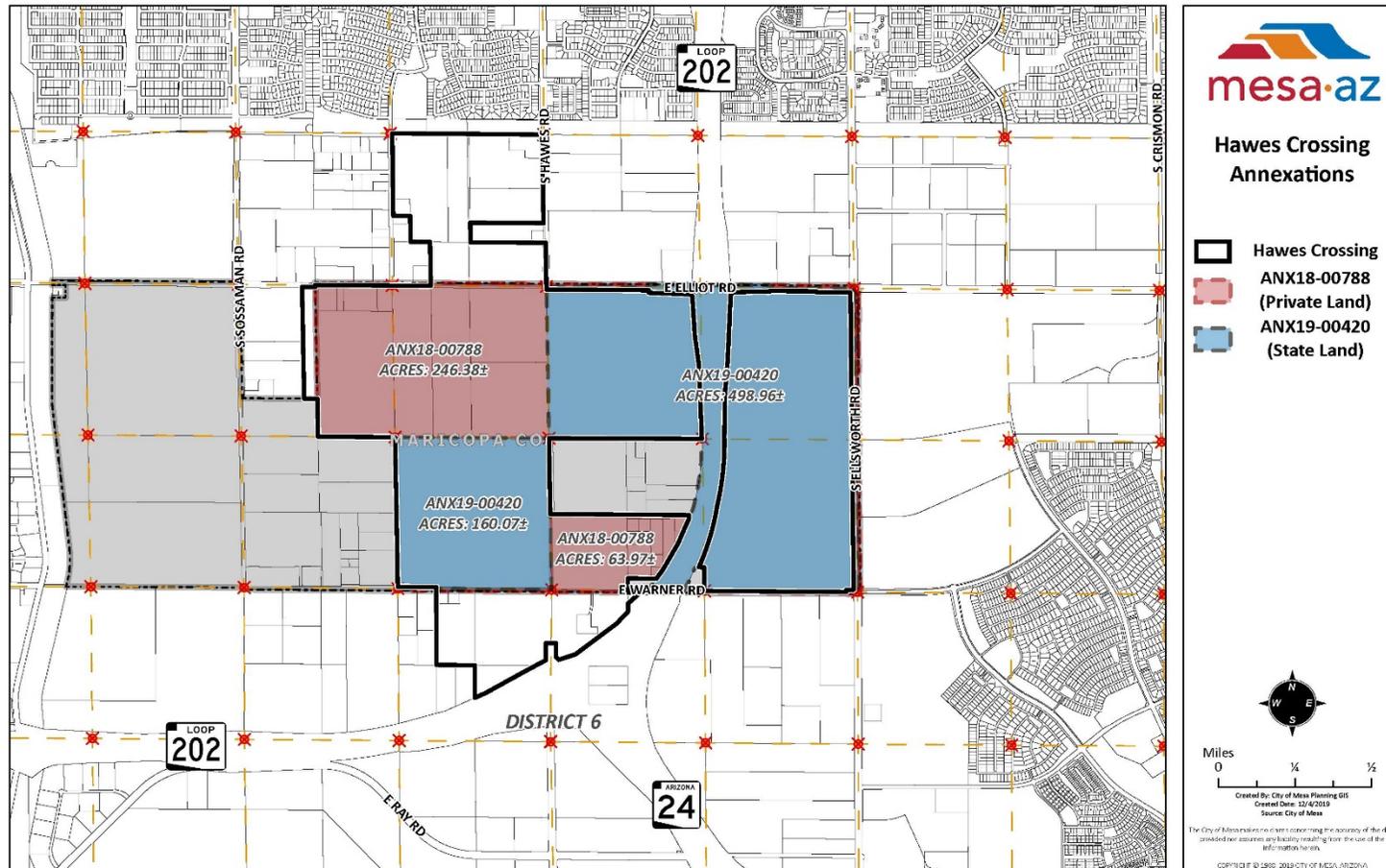
Land Acreages

Inner Loop District Size: 3,100 acres

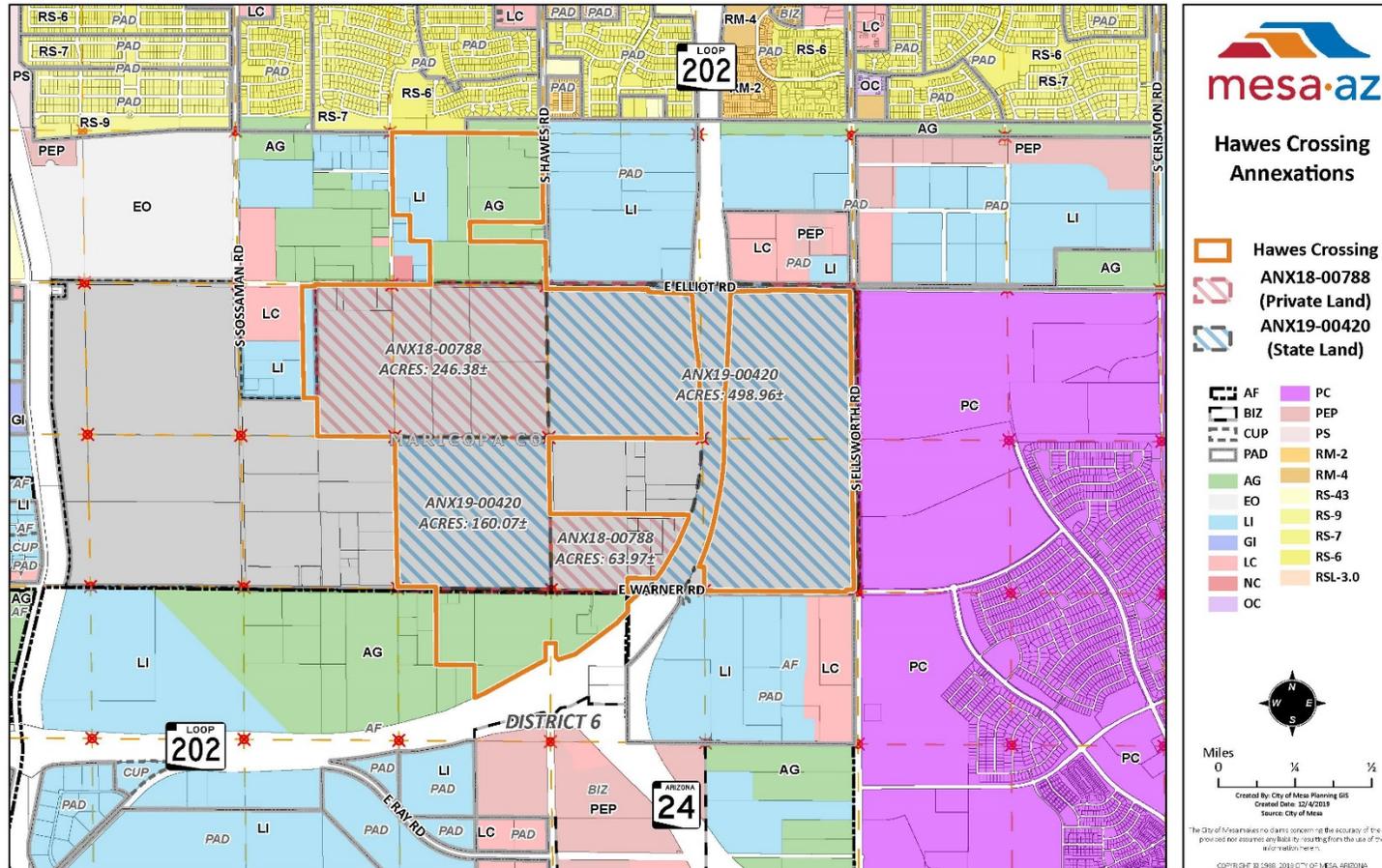
Hawes Crossing Total Area: 1,131 acres

- Land within City Limits: 161.62 acres
 - Land in County (Areas for annexation): 969.38 acres
- 

“Hawes Crossing” Planned Area Development (PAD) (Annexations)

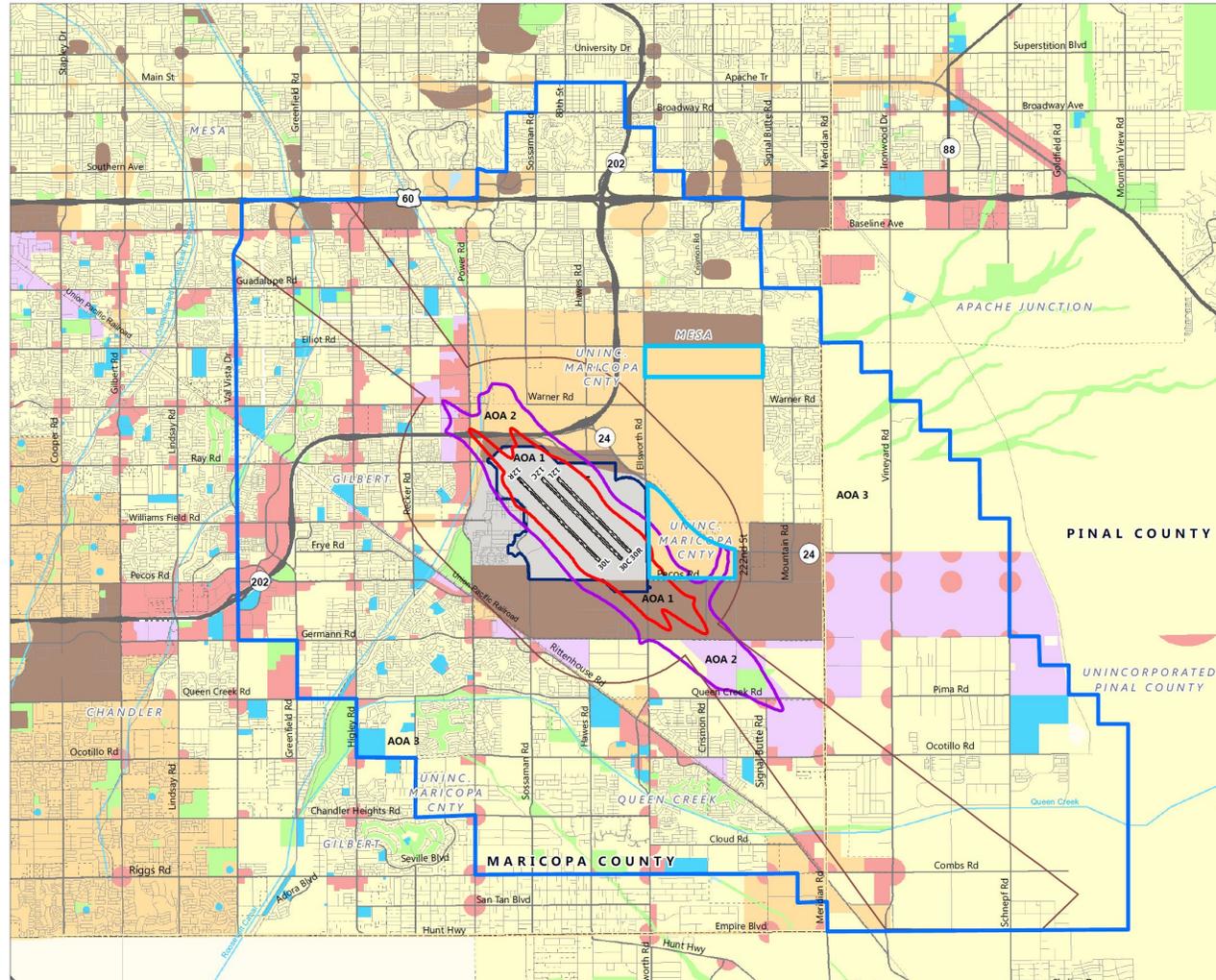


“Hawes Crossing” Planned Area Development (PAD) (Annexations)



Airport's Land Use Compatibility Study

PHOENIX-MESA GATEWAY AIRPORT



Airport Land Use Compatibility Plan Update

W:\Projects\WALand Use

- Existing Airport Boundary
- Municipal Boundary
- County Boundary
- Updated AOA 1
- Updated AOA 2
- Updated AOA 3
- 14 CFR Part 77 Horizontal and Outer Approach Surfaces
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways

Generalized Future Land Use

- Residential
- Commercial Focus - Business Park/Office/Tourism
- Industrial Focus
- Public Facility/Civic/Institutional
- Parks and Open Space
- Mixed Use - Non-Residential (Maricopa)
- Mixed Use - Residential Allowed*
- Airport Specialty District
- Generalized Flight Corridor Agreements for Land Use Compatibility

Note:
 *The City of Mesa prohibits single-family housing in the AOA 1 and AOA 2 overlay zones. Multi-family housing is allowed subject to the issuance of a Council Use Permit.

General Development Standards

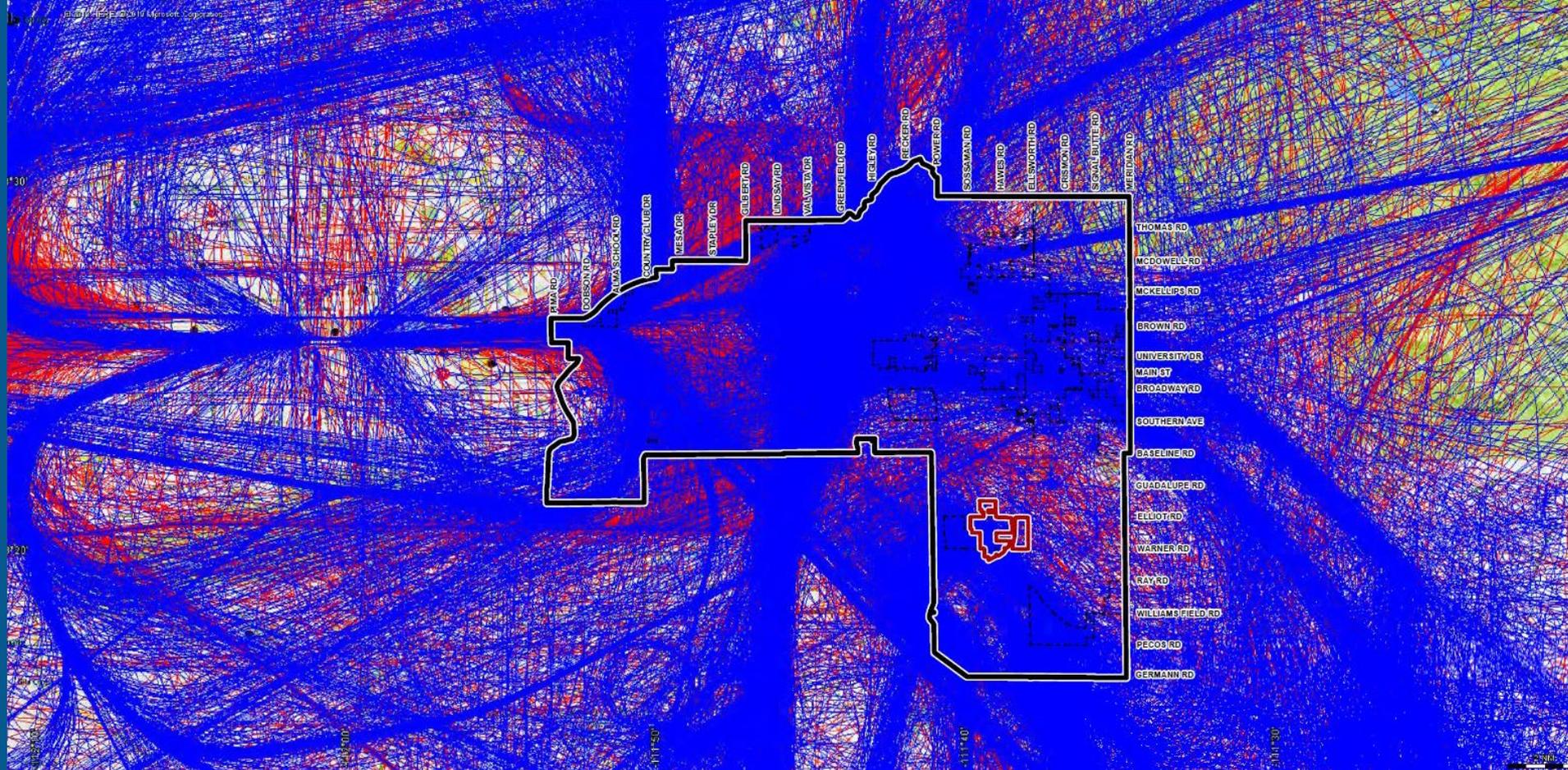
Residential Requirements:

Overflight Areas	Single Residence	Multiple Residence
AOA1	Not Allowed	Not Allowed
AOA2	Not Allowed	Council Use Permit
AOA3	Subject to Conditions	Subject to Conditions

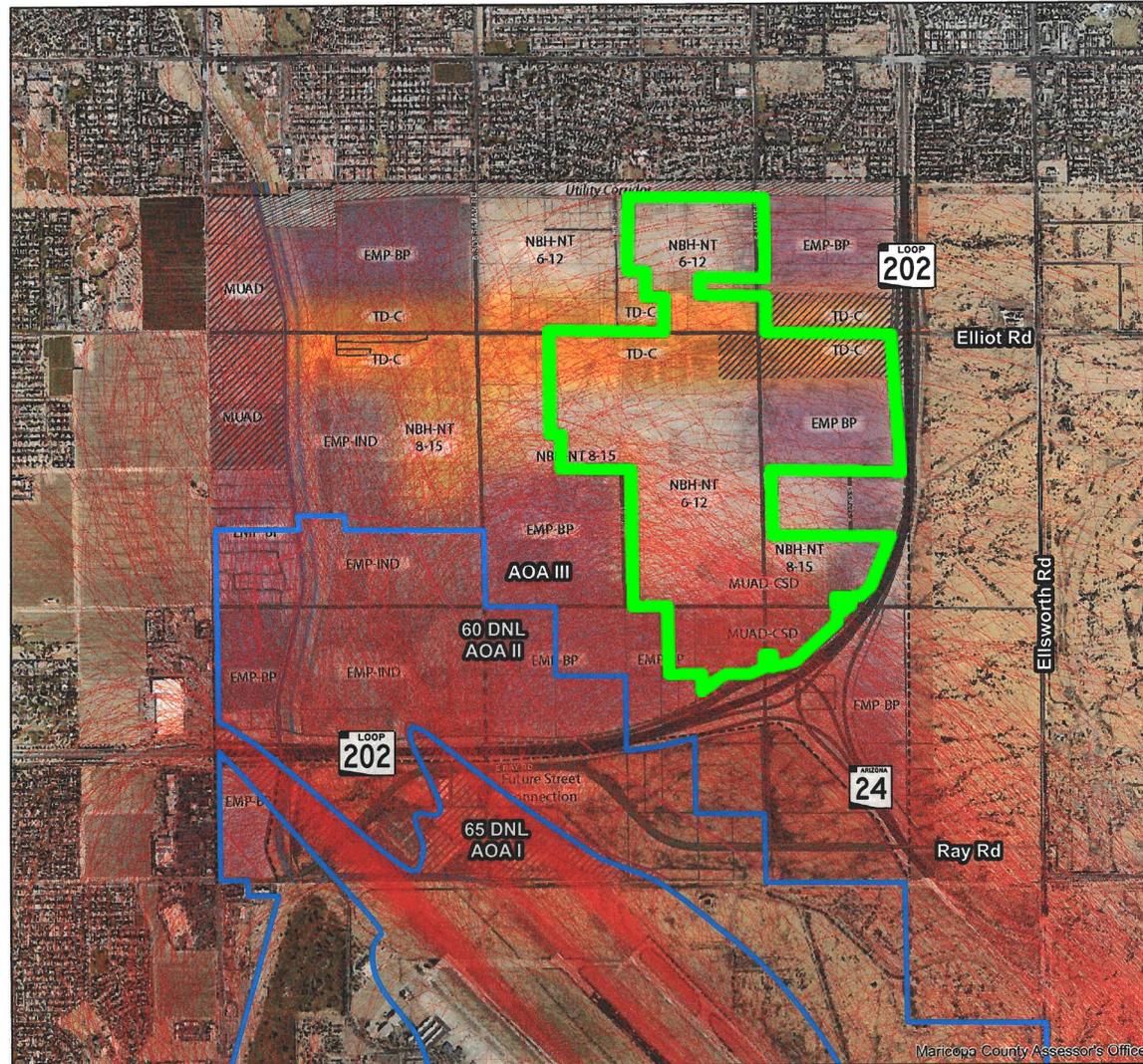
Conditions of Approval:

- Avigation Easements
- Notifications to Buyers
- Disclosures notes on final subdivision plats
- Signage on leasing and sales office areas
- Noise mitigations measures

Overflight Paths in Mesa



Mesa Gateway Flight Paths



Draft Inner Loop Aircraft Overflight Map

LEGEND

- Departing/Local Flight Track (1 week)
- Updated City of Mesa AOA Boundaries

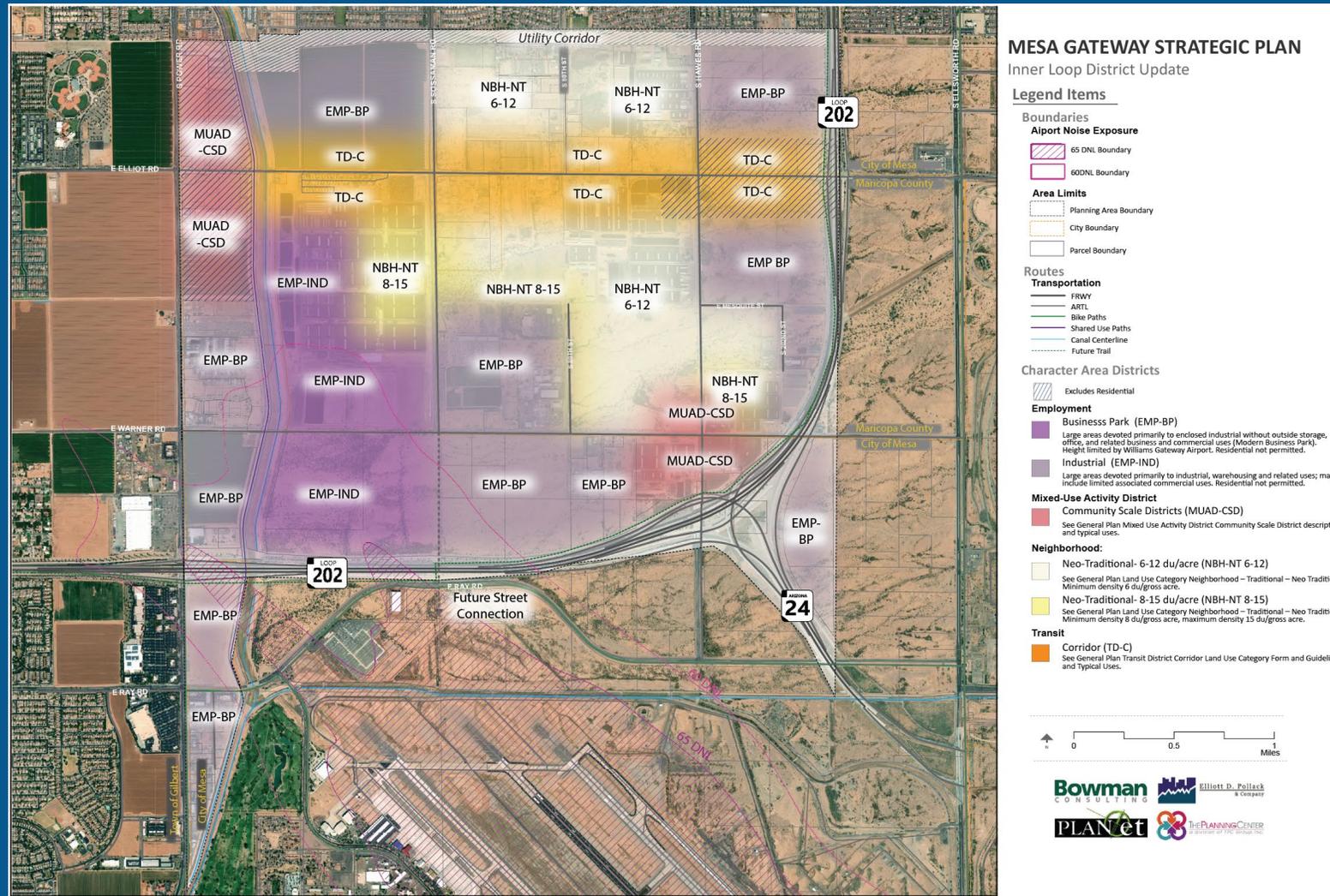


0 0.25 0.5 Miles

MAP CREATION DATE: 9/18/18
Phoenix-Mesa Gateway Airport Authority makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.

Maricopa County Assessor's Office

Inner Loop Study Recommendation



Maintain employment uses in the AOA 1 and AOA 2 Areas

Land Use Compatibility

